

**Preliminary Land Use Service (PLUS) Meeting  
Room 133, Haslett Armory  
122 William Penn Street  
Dover  
August 30, 2006**

**Revised 8/1-/06: Milford School District PLUS projects added to agenda**

**Revised 8/23/06: Added Old Business – Town of Laurel Comp. Plan Amendment**

**Applicants should arrive at least 15 minutes before their appointed time.**

I. 8:30AM **Pre-Meeting Discussion – PLUS Reviewers**

**Old Business:**

II. 9:00 AM **Review and Discussion: Town of Laurel Comprehensive Plan Amendment (PLUS 2005-12-08)**

**Project:** Plan amendment to update "Map 11, Future Land Use" to assign a land use to the parcels in new annexation area that was reviewed under 2005-12-08

**New Business:**

IIa. **Review and Discussion: Discovery (PLUS 2006-08-13)**

**Location:** North of Laurel, adjacent to and east of Route 13. Adjacent to and west of Discount Land Road, adjacent to and north of Camp Road, intersected by Colonial Road

**Project:** Site plan review of 1400 residential units with community facilities in Level 2

III. 9:45AM **Review and Discussion: Manors At Abbotts Pond (PLUS 2006-08-04)**

**Location:** At the Intersection of Abbott's Pond and Lindale Road, southwest of Milford.

**Project:** Site plan review for 87 residential units on 90 acres in Level 4 (Sussex County)

**NOTE:** This parcel appears to be in the Out of Play area, as depicted on the 2004 State Strategies map. That designation was due to its inclusion in a state dataset of borrow pit sites. Because this site was previously used as a DelDOT borrow pit, it was erroneously considered to be state-owned and therefore added to "out of play." The parcel is not state-owned and there are no other factors that would warrant its designation as "out of play."

IV. 10:15 AM **Review and Discussion: Susan Beach Estates (PLUS 2006-08-02 )**

**Location:** West side of Providence Church Road, south of White Deer Road and west of Delmar.

**Project:** Site plan review for 206 residential units on 97.14 acres in Level 4 (Sussex County)

- V. 10:45AM **Review and Discussion: Ross Point Farms (PLUS 2006-08-10)**  
**Location:** On both sides of Ross Point Road and Phillips Hill Road, north of Route 24 and between Laurel and Millsboro.  
**Project:** Rezoning and site plan review for 1330 residential units on 762 in Level 4

NOTE: This is part of this site is in the Gray's Branch Ag Preservation District.

- VI 11:15 AM **Review and Discussion: Tull Farm (PLUS 2006-08-15)**  
**Location:** East side of Mile Stretch Road (SCR 590), approximately .5 miles north of Cocked Hat Road (SCR 583), south of Greenwood.  
**Project:** Site plan review for 222 residential units on 149.80 acres located in Level 4 (Sussex County)

NOTE: This is also known as Sunset Woods Subdivision

- VII 11:45 AM **Review and Discussion: Pine Haven Estates (PLUS 2006-08-12)**  
**Location:** On the south side of Route 404, about 1,150 ft northwest of Sussex Road 580, west of Bridgeville.  
**Project:** Site plan review of 68 units on 38.44 acres located in Level 4

#### **LUNCH**

- VIII 1:15 PM **Review and Discussion: Milford School District (PLUS 2006-08-05)**  
**Location:** Route 15, northeast of Milford On the southwest side of Canterbury Road (Route 15), northeast of Milford. (Kent County)  
**Project:** Review of 4 sites (see below) to determine feasibility of using for a future school site

#### **Review And Discussion: Milford School District (PLUS 2006-08-06)**

**Location:** Bowman Road, northwest of Milford – Kent County

NOTE: Site is part of the Kimbowrosa Ag Preservation District.

#### **Review and Discussion: Milford School District (PLUS 2006-08-07)**

**Location:** Present site of Ross Elementary School, on Bridgeham Avenue within the City of Milford.– Sussex County

#### **Review and Discussion: Milford School District (PLUS 2006-08-08)**

**Location:** Sharpe's Road southeast of Milford, east of SR1

NOTE: This site is part of the site of PLUS 2005-05-23 (Badger Creek) and the potential new Milford Annexation Area.

**The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.**